

DUGAN C. RUSSELL, ET UX
P.O. Box 119
Nesbit, MS 38651

Grantors

To

EUGENE SMITH, ET UX
631 Timberlake Dr.
Southaven, MS 38671

Grantees

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WE, DUGAN C. RUSSELL and wife, ALICE E. RUSSELL, do hereby grant, bargain, sell, convey and warrant unto EUGENE SMITH and wife, LOUISE SMITH, as tenants by the entirety with the full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows:

Beginning at a point being an old axle at the northeast corner of the southwest quarter of Section 22, Township 2 South, Range 8 West, DeSoto County, Mississippi, thence south 89° 42' 03" west 660 feet to a point; thence north 0° 22' 08" west 666.59 feet to a point; thence north 89° 39' 20" east 1331.77 feet to a point; thence south 0° 22' 08" east 667.38 feet to a point; thence north 89° 42' 03" east 337.32 feet to a point; thence south 0° 22' 08" east 504.03 feet to a point; thence south 89° 42' 03" west 671.78 feet to a point; thence north 0° 22' 08" west 504.03 feet to the point of beginning, thus describing 23.0 acres, more or less. All bearings are assumed.

The above described land was surveyed by Ben W. Smith, Engineer, dated May 25, 1984.

The Grantors have reserved a perpetual right of ingress and egress for the use and benefit of the Grantees being 40 feet wide running north and south from the Nesbit Road to the home house situate on the herein conveyed property and is now presently in existence.

Included in this conveyance are the items of personal property described in the Contract of Sale dated 6 May 1984 and executed by the Grantors and Grantees described as follows: all carpets, window treatments, air conditioner units, ceiling fans, range, dishwasher and fireplace insert.

The hereinabove described property is conveyed subject to road rights of way, public utility easements, zoning and subdivision regulations, and health department regulations in effect in DeSoto County, Mississippi.

Taxes for the year 1984 will be paid pro-rata as to the date of this deed. All subsequent years tax will be paid by the Grantees. Possession is given on August 1, 1984.

WITNESS our signatures, this the 31st day of May, 1984.

Dugan C. Russell
Dugan C. Russell

Alice E. Russell
Alice E. Russell

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, the within named DUGAN C. RUSSELL and wife, ALICE E. RUSSELL, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 31st day of May, 1984.

Laver G. Daniels
Notary Public

MY COMMISSION EXPIRES:

8-10-84

DESOTO CO.

Filed @ 4:30 P. M., June 1, 198 4
Recorded in Book 1171 Page 597
H. G. Ferguson, Clerk